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RANCHO CORDOVA
CALIFORNIA

CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 02, 2015

3:00 PM – Special Meeting
American River Room North

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the special meeting to order in the American River Rooms at 3:10 PM.

Council Members Present:	McGarvey, Terry, Budge, Skoglund
Council Members Absent:	Sander
Staff Members Present:	Nakamura, Busch, Zillig, Taylor, Stover, Sparks, Lee, Norton, Abhar, Haven, Jordan, Silva, Holt, Chinn, Hadley, Thomas, Humphrey, Peterson, Garcia, Sparkman, Flory, Cuppy, Lindgren, Ramirez

2. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. There were no speakers. Mayor McGarvey closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Update on Ethics, Transparency, and Governance: Semi-Annual AB 1234 Ethics Training.

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the meeting to the Regular Meeting in the David B. Council Chambers at 5:17 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:43 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, George, Abhar, Busch, Holt, Hayes, Adams, Jordan, Hadley

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Rod Borba led the pledge.

8. INVOCATION

George Burnash gave the invocation.

9. PRESENTATIONS

9.1 Certificate of Recognition from the Mayor given to the New Army Enlistees of Rancho Cordova.

10. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. The following individuals addressed the Council:

- Rod Borba, regarding the celebration of the Cordova Girls Softball 50th Year Anniversary and requesting a proclamation for opening day.

Mayor McGarvey closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by Skoglund;
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of February 17, 2015 Regular Meeting.
Recommendation: Adopt minutes.

12.2 **Subject:** Resolution Authorizing the City Manager to Execute the Third Amendment with Bureau Veritas North America, Inc. to Continue Providing On-Call Building Plan Review and Inspection Services for the Building and Safety Division.
Recommendation: Adopt Resolution No. 19-2015.
Result of Recommended Action: The contract amendment will increase the total contract amount from $1,280,000 to $1,630,000 to continue to provide plan review and inspection services for the Building and Safety Division through March 2017.
Staff Report: Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

12.3 **Subject:** Resolution Authorizing the Public Works Director to Authorize the Submittal and Signing Authority of all Grant Applications to CalRecycle.
Recommendation: Adopt Resolution No. 25- 2015.
Result of Recommended Action: Adoption of this resolution will authorize the Public Works Director to authorize the submission and signing authority of all grant applications to CalRecycle including the Used Oil Competitive Grant Cycle 2.
Staff Report: Cyrus Abhar, Public Works Director and Kathy Garcia, Senior Civil Engineer.
Advances Goals: 1, 2, 3, 5.

12.4 **Subject:** Resolution of Consideration to Amend and Restate the Rate and Method of Apportionment of Special Tax, Increase the Authorized Principal Amount of Bonded Indebtedness and Increase the Annual Appropriations Limit for the Sunridge North Douglas Community Facilities District No. 2005-1.
Recommendation: Adopt Resolution No. 18-2015.
Result of Recommended Action: Adoption of this resolution begins the process of amending the Rate and Method of Apportionment for the Sunridge North Douglas Community Facilities District 2005-1, increases the authorized bonded indebtedness to a principal amount not to exceed Thirty Five Million Dollars ($35,000,000) to finance the acquisition and construction of certain public facilities and the payment of certain fees and sets 5:30 p.m. on April 6, 2015 as the time and date for a public hearing on the matter. There is no financial impact to existing residents.
Staff Report: Michelle Mingay, Finance Department.
Advances Goal: 5.

12.5 **Subject:** Resolution Terminating Emergency Action and Authorizing Payment to Crusader Fence in the amount of $19,370, for Supplies and Services Provided.
Recommendation: Adopt Resolution No. 26-2015.
Result of Recommended Action: Pursuant to Rancho Cordova Municipal Code 3.660.120, staff is informing Council of the action that was taken in an emergency situation that required immediate action without formal bid. Adoption of this resolution will terminate the emergency action and authorize payment to contractor for services provided.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

12.6 **Subject:** Resolution Amending CalHome Program Management Contract No. 12-2014.
Recommendation: Adopt Resolution No. 21-2015, approving contract 12-2014-1 for the not to exceed amount of $102,000.
Result of Recommended Action: Adoption of recommended action authorizes approval of an amendment to Contract 12-2014, which allows the City Manager to amend the Professional Services Agreement with PMC from $92,000 to $102,000 for the provision of Program Management needs for the CalHome Owner-Occupied Residential Rehabilitation Program. The increase is due to the initial start-up costs associated with program management. This amendment will also change the term of the contract. The original agreement which is set to expire on February 18, 2016 will be amended to February 18, 2017.
Staff Report: Reed Flory, Housing Services Administrator, Housing Division and Peter Ibrahim, Housing Services Assistant.
Advances Goals: 1, 2, 3, 5.

12.7 **Subject:** Ordinance Amending Section 16.84 of the City Municipal Code Extending the Temporary Fee Deferral for Payments of Transportation Development Impact Fees for a Period of Three Years.
Recommendation: Waive first reading and introduce Ordinance No. 3-2015 approving an extension of the temporary fee deferral for payments of Transportation Development Impact Fees through June 30, 2016.
Result of Recommended Action: Adoption of this ordinance will allow the payment of the Transportation Development Impact Fee to be deferred to a later date in accordance with the City's current Temporary Fee Deferral Program which will also expire on June 30, 2016.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

12.8 **Subject:** Appointment of Real Property Negotiators.
Recommendation: Appoint Brian Nakamura, Joe Chinn, and Adam Lindgren as Real Property Negotiators.
Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at the underdeveloped area bordered by White Rock Grant Line Douglas and the industrial area east of Sunrise known as the Rio Del Oro Property Area.
Advances Goal: 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Item 13.1 was pulled for discussion.

13.2 **Subject:** An Urgency Ordinance of the City Council of the City of Rancho Cordova Extending for One (1) Year a Temporary Moratorium on the Establishment, Expansion, and Operation of Private Smokers' Lounges, E-Cigarette Lounges, Vapor Bars, and Hookah Bars, to Become Effective March 17, 2015.
Recommendation: Hold a public hearing and adopt Urgency Ordinance No. 4-2015, extending for one (1) year a temporary moratorium on the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars, pending further review and possible amendment of zoning regulations applicable to these types of establishments.
Result of Recommended Action: Adoption of this Urgency Ordinance will extend the

current ten (10) months and fifteen (15) day moratorium by one (1) year on the establishment, expansion or relocation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars. Extension of this moratorium is needed in order to: (1) address the community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (2) continue studying the potential impacts that these types of businesses may have on the public health, safety and welfare; (3) continue studying and determining what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (4) continue studying and determining the appropriate zoning and location for these types of businesses; and (5) continue determining appropriate measures to ensure the protection of public health, safety and welfare.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2.

Mayor McGarvey opened the public comment period for item 13.2. There were no speakers. Mayor McGarvey closed the public comment period.

ACTION: Motion to approve item 13.2 by Budge second by Terry;
Carried by a 5:0 roll call vote.

Item 13.1 was pulled for discussion.

13.1 **Subject:** Rivergate Shopping Center Unified Sign Program; Project No. DD8419 – Located at 2310-2352 Sunrise Boulevard.
Recommendation: Adopt Resolution No. 22-2015.
Result of Recommended Action: A Unified Sign Program for the Rivergate Shopping Center would uniformly regulate building-mounted signage throughout the existing shopping center, ensuring all signs conform to the City's typical standards for commercial centers. Signs would remain proportional to the building, be compatible in color, design, and material, and in keeping within the overall intent of the City's sign standards. The Sign Program would also allow one additional monument sign within the center.
Staff Report: Jessica Jordan, Principal Planner.
Advances Goals: 1, 2 , 6.

Mayor McGarvey opened the public comment period for item 13.1. There were no speakers. Mayor McGarvey closed the public comment period.

The applicant representing Ethan Conrad Properties and the applicant representing Chick-fil-A addressed council's questions.

ACTION: Motion to approve item 13.1 with amendments and absent the Monument Sign E by Budge.

ACTION: Amended motion to approve item 13.1 allowing the Monument Sign E by Sander.

ACTION: Motion to approve item 13.1 by Terry second by Sander;
Carried by a 4:1 roll call vote. (Budge dissenting)

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Grant Line 208 Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment; Project No. DD 8436 – Located south of Douglas Road and West of Grant Line Road.
Recommendation: Introduce and waive the first reading of Ordinance No. 2-2015 and adopt Resolution No. 24-2015.
Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 724 single family lots to 502 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to clarify the project's parks and infrastructure requirements. These modifications reflect the recent updates to the City's open space/park standards and Public Works improvement timing and standards.
Staff Report: Jessica Jordan, Principal Planner.
Advances Goals: 1, 2, 6.

Mayor McGarvey opened the public comment period. The following individuals addressed the Council:

- The applicant addressed council's questions.

Mayor McGarvey closed the public comment period.

ACTION: Motion to approve item 14.1 with supplemental amendments by Terry second by Skoglund;
Carried by a 5:0 roll call vote.

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested agricultural discussion regarding bee-keeping ordinance.

Council Member Budge requested plastic bag ban discussion.

17. CITY MANAGER'S REPORT

Update on Town Hall Meetings and Council Feedback.

18. ADJOURNMENT

Mayor McGarvey adjourned the regular meeting to closed session in the Community Board Room in honor of Scottie Moore at 7:37 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 7:39 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Nakamura, Lindgren, Abhar, Busch

20. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: Rio Del Oro Property, located at the underdeveloped area bordered by White Rock Grant Line Douglas and the industrial area east of Sunrise known as the Rio Del Oro Property Area.
APN: 072-0370-045-0000; 072-0370-046-0000; 072-0370-047-0000; 072-0370-048-0000; 072-0370-071-0000; 072-0370-089-0000; 072-0370-092-0000; 072-0370-102-0000; 072-0370-103-0000; 072-0370-104-0000; 072-0370-105-0000; 072-0540-004-0000; 072-0540-005-0000; 072-0540-006-0000; 072-0540-011-0000; 072-0540-013-0000; 072-0540-014-0000; 072-0540-015-0000; 072-0540-016-0000; 072-0540-017-0000; 072-0540-021-0000; 072-0540-022-0000; 072-0540-023-0000
Agency negotiators: Brian Nakamura, Joe Chinn, Adam Lindgren.
Negotiating parties: Elliot Homes and Aerojet.
Under negotiation: Price and terms of payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that there was no reportable action taken in closed session.

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 9:35 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk